

Applicant: Saiz Family LLC

Agent: R2 Consulting Services

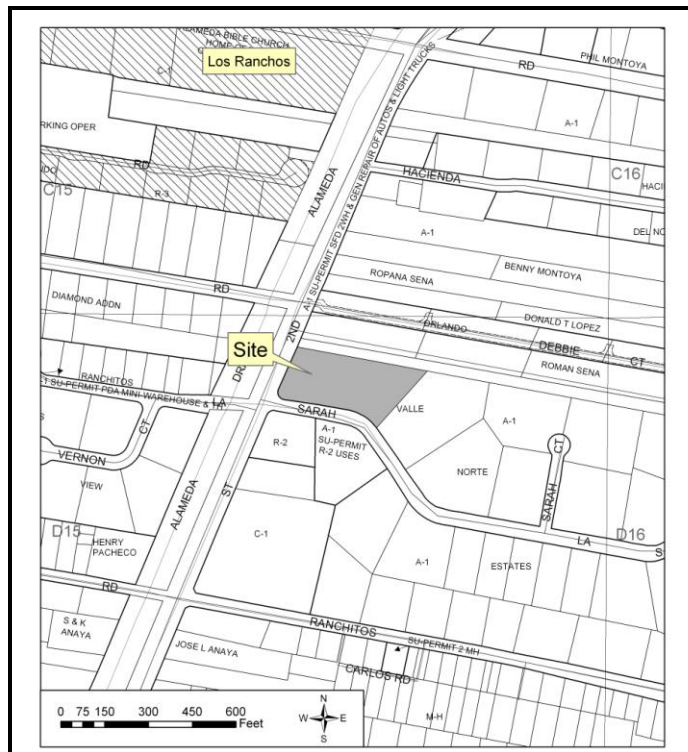
Location: 187 Sarah LN NW

Property Size: 1.79 acres (approximately)

Existing Zone: A-1

Proposed Zoning/SUP Special Use Permit for Specific C-N Uses

Recommendation: Deferral



Summary: This request is for a Special Use Permit for Specific C-N Uses on a 1.79 acre (approximately) property located on the southeast corner of Sarah Lane and Second St. about 1000 feet north of Ranchitos Rd. The property has A-1 zoning and is developed with a single family dwelling. Under the request, the agent is proposing to construct a 10,000 square foot building for uses allowed under C-N zoning and to provide additional landscaping to serve as a buffer between the subject property and the residential properties to the east.

Staff Planner: Catherine VerEecke, Program Planner

- Attachments:**
1. Application
 2. Land Use and Zoning Maps
 3. Petition of support
 4. Letter from agent limiting allowed uses
 5. Site plan (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 5/24/10 to 6/14/10. Their comments were used in preparation of this report, and begin on Page 13.

AGENDA ITEM NO.: 10
County Planning Commission
July 7, 2010

CSU-20100020 R2 Consulting Services, agent for Saiz Family LLC, requests approval of a Special Use Permit for Specific C-N Uses on Lot 24, Valle Norte Estates, located at 187 Sarah Lane NW, and containing approximately 1.79 acres. (D-15) (DEFERRED FROM THE JUNE 2, 2010 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

Site	Zoning	Land use
	A-1	Single family residential
North	A-1	Single family residential
South	R-2 A-1 A-1/Special Use Permit for Apartments	Apartments Apartments, single family dwelling
East	A-1	Single Family Residential
West	--- R-1 A-1/Special Use Permit for PDA Mini-warehouses and Townhomes	Second St. & drain Single family residential Townhomes

BACKGROUND:

The Request

This request is for a Special Use Permit for Specific C-N uses on a 1.79 acre (approximately) property with A-1 zoning. The property is located on the southeast corner of Second St. and Sarah Lane, about 1000 feet north of Ranchitos Rd. It has frontages on Second St. and Sarah Lane and is developed with a single family dwelling. This request was originally for a zone change from A-1 to C-N (CZ-20100006).

According to the agent, the applicant wishes to construct a 10,000 square foot office/retail building that would allow for uses under C-N zoning. The agent states that the new development would have a low floor area ratio to allow for open space on the property where it abuts residential use. He also states that the Special Use Permit “would allow for various commercial uses that are in character with the existing neighborhood scale”. It would also provide a buffer between the heavy traffic on Second St. and the residential properties to the east.

Since the request was submitted, the agent has submitted a letter with a list of ten specific uses from C-N zoning (permissive and conditional) that would be allowed on the site (Attachment 4). The uses include the following: art, antique or gift shop; bakery goods; beauty and barber shop; book or stationary store; newsstand; offices; coffee shop; florist; jewelry store; and shoe repair.

Request justification.

In the response to Resolution 116-86, the applicant’s agent argues that the existing A-1 zoning (for residential uses) is no longer appropriate for the property due to changed conditions nearby the site, including the increased traffic on Second St. nearby Paseo del Norte. The area has also changed with commercial, office, and multi-family zoning and uses nearby the site along Second St. on the south side of Sarah Rd., which has become like a commercial node for the area. There are properties nearby the site with non-residential uses (apartments and office).

The agent states that the proposed land use change would not conflict with adopted elements of the Comprehensive Plan or the North Valley Area Plan. It is consistent with the Trend Scenario of the North Valley Area Plan that recognizes the trend towards commercial uses along Second St. It would provide commercial services for the neighborhood, and the development would incorporate Village Center Principles from the North Valley Area Plan. As with other buildings owned by the applicant in the North Valley, it would retain the area’s rural character. The agent states that following the Comprehensive Plan the businesses will likely be small-scale local industries which sell the products on the same property.

The application includes a petition of support for the development (Attachment 3).

Surrounding Land Uses and Zoning

The subject property is located in a mainly residential area between Los Ranchos Rd. and Paseo del Norte. It is within the Valle Norte Estates subdivision which has A-1 zoning with lots ranging from .5 acres to 3 acres. Properties to the north and west of the property (west of

Second St.) mainly have A-1 or R-1 zoning with residential uses. In 1983, properties to the northwest of the site across Second Street received a Special Use Permit for townhomes (CSU 83-54). In 2006, a property to the southwest of the site received a zone change from A-1 to R-1 (CZ-50002).

Also in the vicinity of the site to the south, a few properties owned by the applicant have received zoning or Special Use Permits for more intense uses than allowed under the original A-1 zoning. In 1997, the property to the immediate south of the site (Lot 1A, Valley Norte Estates) which is owned by the applicant, was rezoned from A-1 to R-2 to accommodate duplex apartments (CZ-97-7). In 2000, the applicant rezoned the southern portion of this parcel to C-1 to allow construction of professional offices (CZ-28) and then later separated the R-2 and C-1 portions of the property with a subdivision. In 2002, the applicant requested a zone change from A-1 to C-1 on the property to the east of the R-2 zoned tract and was granted a Special Use Permit for R-2 uses. To the immediate south of that development, a 3.5 parcel had been rezoned to C-1 in 1974 (CZ-74-8). This parcel is currently vacant. Special Use Permits have recently been granted nearby the site for office uses (e.g., CSU-70023) and for a feed store (CSU-90029).

Several requests for zone changes or Special Use Permits have been denied in the vicinity of the site. In 1980, a request was made to rezone parcels (including the subject site) within the Valle Norte Subdivision to R-1 seeking to further subdivide the properties into one-half acre lots (CZ-80-51). The request was denied on the grounds that the proposed lots would be inconsistent with the surrounding A-1 zoned, rural area. In 2002, a request for a zone map amendment from A-1 to C-1 to allow the storage and sale of native plants and trees on the west side of Second St. was denied by the Extraterritorial Land Use Commission (CZ-20014). In 2006, the Board of County Commissioners denied (on appeal by the property owner) the request for a Special Use Permit for a Service Station and Car Wash on a property about 800 feet to the north of the subject site on the corner of Second St. and El Pueblo Rd. (CSU-40028).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Rural Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to “maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.”

Policy 3.a of the Plan (Land Use) states that “Rural Areas as shown by the Plan Map shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations – within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.”

Policy 3.a also states “Rural Area density patterns shall be more specifically defined through lower ranking plans.”

Centers and Corridors Plan (Comprehensive Plan)

Rural Village Activity Center. These Activity Centers exist at several locations in the unincorporated areas of Bernalillo County. They are designated to serve daily convenience goods and service needs of residents living in the surrounding Rural and Semi-Urban Areas. Similar to Neighborhood Activity Centers in the Urban Area, Rural Village Centers are usually only a few acres in size, located on an arterial street or highway, and should ultimately contain a mix of small scale retail and service uses such as grocery stores, restaurants, gasoline service stations, hardware stores and offices, as well as some housing within walking distance of the other uses.

According to Table 10 in the Comprehensive Plan (Activity Centers), a Rural Village Center provides a location for the daily goods and service needs of surrounding rural communities. It should be accessible by vehicle, located on an arterial street, afford opportunity to walk safely from one use to another, proximate use on the same side of roadway, and include pedestrian and non-motorized travel amenities. It should be in scale with surrounding rural character and market.

Policy 7.a (Activity Centers) states "Existing and proposed Activity Centers are designed by a by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services. Each activity center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation."

Policy 7.e states new Activity Centers are designated and added to the Comprehensive Plan through local government review and approval based on specific criteria.

Policy 7.h states "Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged."

North Valley Area Plan

This property is located within the Rural Area of the North Valley Area Plan. The Plan states, following the Comprehensive Plan, that overall densities should not exceed one dwelling unit per acre in the Rural Area.

Policy 2 (Land Use) states 'The City and County shall stabilize residential zoning and land use in the North Valley Area.' This may be accomplished through the following:

- a. Limit the location, duration, and type of new uses allowed by Special Use Permit.
- b. Cancel discontinued Special Use Permits granted where existing conditions of approval are not met and permits that are otherwise in violation of the Zoning Ordinance.
- c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide agricultural activities and spacious development.
- d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.
- e. Retain the low density character of the North Valley.

Policy 3.a (Land Use) states that “the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors.”

Policy 7.1 states the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1, M-H
- b. Limit encroachment of non-residential uses into residential areas
- c. Encourage residential zoning of parcels with residential uses.

The North Valley Area Plan encourages the development of Village Centers following the principles outlined in the Plan (pp. 133-142). It designates the area nearby the intersection of Fourth Street and Alameda Blvd. as a Village Center Area (p. 134)

Policy 8.1iii (Village Centers) states that “main entrances should be visible to the pedestrian and directly accessible”.

North Valley Area Plan Character Descriptions/Development Scenarios

The property is also located in an area the Plan refers to as the “Second Street to Fourth Street Sub-Area” of the Plan, which extends from Fourth Street in the west to the railroad in the east, and north from Montano Rd. to Paseo del Norte. The plan calls out the portion of Second St. between Osuna Rd. and Paseo del Norte as “a transitional area between the more rural character to the north and the more urban environment in the south”. The general trend for the area has been the expansion of heavy commercial and other non-residential uses in previously residential areas along Second and Fourth Streets, particularly between Montano Rd. and Osuna Rd., which could threaten the stability of residential areas.

For the area north of Osuna, increased residential density could be expected and the use of the existing ditches for irrigation will decline

Under the Comprehensive Plan Scenario, new heavy commercial and industrial uses would be limited to areas east of Second Street and south of Montano Rd. Existing irrigation systems would be strengthened.

Under the Preferred Scenario, the Plan states that the “existing zoning should guide land uses (Appendix, p.4). The area between Second St. and the railroad tracks should retain their residential uses. The areas to the north of Osuna Rd. should be primarily residential as the present zoning reflects. Special Use Permits should be phased out.

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or
 - 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or
 - 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. A zone change request which would give a zone different from the surrounding zoning to a strip of land along a street is generally called a "strip zoning." Such a change of zone may be approved only when:

1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse uses nearby.

C-N Zoning (Section 13)

Permissive Uses:

- a. Any permissive use as allowed and as regulated in the R-1 Single-Family Residential Zone and the following:
 - (1) Art, antique or gift shop.
 - (2) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
 - (3) Bank.
 - (4) Beauty and barber shop.
 - (5) Book or stationery store.
 - (6) Church, including the usual incidental facilities, mission (rescue), or revival meeting place.
 - (7) Clinic.
 - (8) Drugstore.
 - (9) Feed Store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides.
 - (10) Hardware Store.
 - (11) Grocery, fruit, vegetable or delicatessen store, meat market.
 - (12) Laundry, washateria, laundromat.
 - (13) Newsstand.
 - (14) Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot solid wall or fence on all sides.
 - (15) Office.
 - (16) Restaurant.
 - (17) Service Station, including the sale of liquefied petroleum gas for consumption but not for resale, provided it complies with the following requirements:
 - (a) Limited to two pump islands containing not more than three pumps each.
 - (b) Any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
 - (c) If any lubricating, storage or washing is done outside a building, a solid wall or fence six feet high shall be maintained between such activity and any abutting property.
 - (18) Sign provided:
 - (a) Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
 1. One freestanding, two-sided sign no higher than 16 feet.

2. The outer edge of a wall sign may protrude up to one foot over the property line into the public right-of-way provided the bottom edge of the sign is eight feet or more above the curb or sidewalk grade.
- (b) Number of Signs. Not more than one sign is permitted for any one business with street frontage of 50 feet or less. Not more than two signs are permitted for any one business with more than 50 feet of street frontage. A composite group of small signs integrated into one framed unit shall constitute one sign.
- (c) Size of Signs:
 1. The total area of any one sign face shall not exceed 32 square feet.
 2. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 130 square feet of sign area.
 3. Business fronting on more than one street will be allowed additional square footage of sign area to the extent of 50 percent of that allowed for their main street frontage.
- (d) Exceptions:
 1. Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to Subsection (18)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
 2. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and square footage limitations in Subsection (18)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business location.
- (e) Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.
- (f) Blinking and Revolving Signs. No flashing, oscillating, osculating, revolving or blinking signs shall be allowed.
- (g) Audible Devices. The sign shall have no audible devices.
- (h) Amortization. See Nonconforming uses, Section 23.A.(1)c.
- (i) Determination of Sign Size. The sign area shall be measured as follows:
 1. Square or Rectangular Sign. Length times the height of the face of the sign.
 2. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
 3. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.
- (19) Stand for the sale of fruit, vegetables, or nursery stock.
- (20) Firewood sales yard, provided it complies with the following:
 - (a) No wood may be stored closer than ten feet to any property line or within ten feet of any structure.

ANALYSIS:

Surrounding Land Use and Zoning

The applicant has requested a Special Use Permit for C-N uses to allow the subject property to develop with a 10,000 square foot building to be used for office and retail uses listed under C-N zoning. It appears, based on review of existing land use and zoning nearby the site that non-residential uses could be appropriate for the site as properties to the south of the site either have R-2 or a Special Use Permit for R-2 uses, and a property about 200 feet to the south has C-1 zoning, although the use has been limited to professional offices, and the property further south also has C-1 zoning but has yet to be developed. The agent has provided a list of C-N uses (either permissive or conditional) that would be allowed on the site thereby removing the most intense C-N uses, such as Service Station and Restaurant (Attachment 4, see also C-N Zoning, pp. 8-9 above). The uses would include the following: art, antique or gift shop; bakery goods; beauty and barber shop; book or stationary store; newsstand; offices; coffee shop; florist; jewelry store; and shoe repair.

However, the proposed Special Use Permit for a 10,000 foot square foot building that will include office and retail uses could also negatively impact the residential uses nearby the property. The property is relatively long and narrow and extends into the residential Valle Norte Subdivision, with an access proposed along Sarah Lane. In addition, although the applicant's family owns vacant commercial land several hundred feet south of the site, a majority of properties along Second St. nearby the site still have residential zoning and uses and several requests for commercial uses have been denied in the area of the site (e.g., CSU-40028).

Plans

Although there have been some land use changes along Second St., the request does not appear to be consistent with the Comprehensive Plan and the North Valley Area Plan land use designations and policies that both call for the vicinity of the site to be predominantly residential and rural and for new commercial uses to be limited to designated centers. The North Valley Area Plan specifically states "limit encroachment of non-residential uses in residential areas", and for residential properties along Second St. to retain their zoning.

The request is also not in a designated commercial area in the North Valley. Although the agent contends that the subject property is located within or nearby a new commercial area at Second St. and Sarah Rd., the North Valley Area Plan and the Comprehensive Plan Village Center Map for Centers and Corridors both designate the Village Center between Fourth St. and Second Street along Alameda Blvd.

Zoning Ordinance

The agent argues (for Resolution 116-86) that land use changes have occurred in the area of the site. This request for a Special Use Permit for limited C-N uses could be justified based on changed neighborhood conditions in which non-residential uses have been approved and developed on the south side of Sarah Rd. nearby the property. The applicant's willingness to limit the C-N uses that could be established on the site, along with the plan for additional buffers, suggests that the impacts of the proposed uses would not be substantial. The applicant has also submitted a petition of support from adjacent and nearby properties.

However, the analysis of the area shows that land use in the vicinity of the site has not changed significantly since the 1970s when County Zoning was adopted. The area historically has had mainly single family residential uses, with some higher density uses and a few office-type uses. Although there are some non-residential uses nearby the site, this request would add uses that are not found in the vicinity of the site. There are no commercial uses adjacent to the site, and the properties immediately adjacent to the site are zoned A-1 with residential uses. The two properties to the immediate south have R-2 zoning and a Special Use Permit for R-2 uses, which are less intense than the C-N uses being requested. The North Valley Area Plan policies for the area also encourage the retention of existing residential uses along the major arterials in the Rural Area of the North Valley.

The applicant has limited the C-N (retail) uses to those that might be appropriate for the site. Depending on the size of businesses, some of the uses such as office, book store, or coffee shop could require different parking than shown on the site plan and generate significant activity on the site and in its vicinity. Additional details could be provided.

Agency Comments

Staff and agencies have provided comments on the request for a Special Use Permit for C-N uses.

Public Works (Development Review) state a concern with the proposed access (2nd St. and Sarah Lane). The comments state that a NMDOT letter approving the access from 2nd Street is required prior to approval. The comments also state that due to the size of the commercial building and the amount of traffic that could be generated from this site, a Traffic Impact Analysis is required to be submitted to both NMDOT and BCPWD for the intersection of Sarah

Public Works (Drainage) comments state that a conceptual grading and drainage plan must be approved prior to Special Use Permit approval, and that a plan has been submitted and is under review.

Department of Transportation comments indicate that the developer must coordinate with the NMDOT as to the proposed site circulation and commercial access onto the roadway system.

Conclusion

The request is for a Special Use Permit for Specific C-N Uses. From a land use perspective, there are reasons for and against approval of the request. The reasons for not approving such a request include the location of the subject property within a residential area and subdivision (Valle Norte Estates) where a majority of properties have A-1 zoning and residential uses, which would be impacted by the proposed uses (traffic, noise). The North Valley Area Plan also supports keeping residentially-zoned properties with residential uses and new commercial activities in the Rural Area within designated village centers. However, several properties nearby the site have non-residential uses (offices, apartments), which could be used to argue for changed neighborhood conditions to justify a land use change, and a petition of support has been provided for the Saiz family development.

From a traffic standpoint, County staff (Public Works) and NMDOT have expressed concerns about the proposed access and the traffic generated by the proposed uses.

Staff is recommending deferral of the request for the applicant to address the issues raised by Public Works and the NMDOT regarding access to the site. The applicant also has not provided evidence of unique conditions which is required for a Special Use Permit for Specific Use. In addition, the applicant should provide additional justification for the specific uses and the intensity of the uses that are being proposed for the site as they do not appear to be consistent with the existing surrounding land uses and with the Area Plan.

Analysis Summary

Zoning	
Resolution 116-86	Request is not consistent with North Valley Area Plan policies for new commercial development. Argument could be made for 'changed neighborhood conditions' nearby the site. Request should justify the specific uses and intensity of use proposed in the request.
Requirements	Has provided petition of support. Has not provided evidence of unique conditions.
Plans	
Comprehensive Plan	Request is inconsistent with the Rural Area designation of the property and surrounding area; proposes a commercial zone outside the designated commercial area (Centers and Corridors Plan).
Area Plan	Request is not consistent with Rural Area designation—proposes a commercial development outside the designated commercial area.
Other Requirements	
Environmental Health	No adverse comments.
Public Works	Provide evidence of approval of access from NMDOT. Provide details on access. Traffic Impact Study required.

RECOMMENDATION:

DEFERRAL of CSU-20100020.

Catherine VerEecke
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

6/16/10 NO BUILDING ISSUES AT THIS TIME. JM

Environmental Health:

No adverse comment. Property served by active ABCWUA account #9609189560.

If special use approved, proposed structures must make connection to ABCWUA sewer and water infrastructure.

Zoning Administrator:

No comments received.

Zoning Enforcement Manager:

Must comply with all Bernalillo County Code regulations for this project.
there is an open violation for storage of inoperative vehicles .
Violation should be abated as condition of approval.

Fire:

No comments received.

Public Works:

DRAN:

This property is subject to Bernalillo County Code Chapter 38, "Floods". The site plan included with this Special Use permit application shows extensive development. A conceptual grading and drainage plan prepared by an engineer licensed in the State of New Mexico must be submitted to, and approved by, Bernalillo County Public Works prior to final approval of this application. The conceptual grading and drainage plan must meet minimum design criteria including existing contours and elevations and proposed contours and elevations. A complete drainage plan and/or report, approved by Bernalillo County Public Works, will be required within 60 days following approval of this special use request.

A conceptual Grading & Drainage,PWDN 20100039, has been received and is under review.

DRE:

NMDOT Letter approving the access from 2nd Street is required prior to approval. This could change the site plan if NMDOT denies the driveway permit.

Due to the size of the commercial building and the amount of traffic that could be generated from this site, a Traffic Impact Analysis is required to be submitted to both NMDOT and BCPWD. The Traffic Impact Analysis may demonstrate major improvements to the intersection of 2nd Street and Sarah be deemed necessary.

Parks & Recreation:

Informational Comment: The 2030 Metropolitan Transportation Plan Long Range Bikeway System Map designates a proposed trail within the 2nd St./Alameda Drain right-of-way.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRCOG:

2nd St is designated as an ITS Corridor in the AMPA Regional ITS Corridor Map.
Please contact Public Works at 848-1575 for implementation timelines and details.

For informational purposes, the functional classification of 2nd St is that of urban principal arterial, as per the Current Roadway Functional Classification System Map.

AMAFCA:

No comment.

City Planning Department:

No comments received.

City Public Works:

Transportation Planning: No comments received.

Transportation Development: No comments received.

Water Utility Authority:

No comments received.

City Transit:

No comments.

City Open Space:

Open Space has no adverse comments

NMDOT

Case description: Request for Special Use Permit for development to allow for C-N uses such as office/retail building to include parking, landscape and fence.

Location: Portion: 187 Sarah Lane, Albuquerque, NM

Type of development (Residential/commercial): Commercial

Possible Impacted NMDOT roadway(s): NM 47 (2nd Street), NM 423 (Paseo del Norte Blvd)

Departments Comments: The developer will need to coordinate with the NMDOT as to the proposed site circulation and commercial access onto the roadway system.

PNM

R2 Consulting Services

There is electric distribution on the west and south side of property. If electric service is necessary for the new development please contact PNM new service delivery.

Proposed landscaping should meet PNM's safety recommendations found at PNM.com.

New Mexico Gas

No Adverse Comment

APS

Valle Norte Estates, Lot 24, is located at 187 Sarah La. The owner of the above property requests a Special Use Permit to allow for C-N Uses to include a 10,000 sq ft office/retail building. This will have no adverse impacts to the APS district.

NEIGHBORHOOD ASSOCIATIONS:

Alameda North Valley Association

North Osuna Valley Neighborhood Association